

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Muncie

State: IN

PJ's Total HOME Allocation Received: \$9,756,757

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 12			
% of Funds Committed	87.80 %	96.41 %	12	94.94 %	12	11	
% of Funds Disbursed	77.78 %	91.48 %	12	84.35 %	21	18	
Leveraging Ratio for Rental Activities	3.32	2.95	6	4.59	47	41	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	91.36 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	97.85 %	88.05 %	2	68.05 %	93	95	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.93 %	81.96 %	4	79.65 %	48	54	
% of 0-30% AMI Renters to All Renters***	46.12 %	47.56 %	7	44.76 %	49	52	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.35 %	98.63 %	9	94.31 %	34	37	
Overall Ranking:			In State:	6 / 12	Nationally:	80 82	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$20,753	\$18,166		\$25,245	219 Units	27.80 %	
Homebuyer Unit	\$21,480	\$14,830		\$14,395	77 Units	9.80 %	
Homeowner-Rehab Unit	\$117,375	\$15,192		\$20,186	1 Units	0.10 %	
TBRA Unit	\$212	\$2,036		\$3,142	490 Units	62.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Muncie IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$57,788	\$62,172	\$117,375
State:*	\$62,178	\$73,709	\$19,439
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 1.6 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	49.3	53.3	0.0	63.9
Black/African American:	47.9	45.3	100.0	32.2
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.5	0.0	0.0	0.8
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.2
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.5	1.3	0.0	0.4
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.8
Asian/Pacific Islander:	0.0	0.0	0.0	0.2

ETHNICITY:

Hispanic	1.9	0.0	0.0	1.4
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HOUSEHOLD SIZE:

1 Person:	40.3	16.0	0.0	50.4
2 Persons:	20.4	22.7	0.0	21.4
3 Persons:	19.9	21.3	100.0	14.3
4 Persons:	11.8	16.0	0.0	7.1
5 Persons:	4.7	14.7	0.0	4.1
6 Persons:	1.9	9.3	0.0	1.6
7 Persons:	0.5	0.0	0.0	0.8
8 or more Persons:	0.5	0.0	0.0	0.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	33.6	17.3	100.0	46.7
Elderly:	16.1	14.7	0.0	2.0
Related/Single Parent:	38.4	37.3	0.0	39.6
Related/Two Parent:	8.5	26.7	0.0	6.1
Other:	3.3	4.0	0.0	5.5

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	22.7	2.7 [#]
HOME TBRA:	0.0	
Other:	1.9	
No Assistance:	75.4	

of Section 504 Compliant Units / Completed Units Since 2001 17

* The State average includes all local and the State PJs within that state

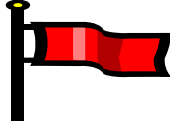
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Muncie State: IN Group Rank: 80
(Percentile)
State Rank: 6 / 12 PJs Overall Rank: 82
(Percentile)
Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	97.85	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.93	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	96.35	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	3.45	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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